

LISA WISE, AICP

President, Owner

As a certified planner and public accountant, Lisa has over 30 years of professional experience in specific plans, land development codes, housing policy, financial feasibility analysis, and the economic assessment of land use. Her resume includes over 16 years in the assessment and creation of land use policy in the State of California and the Western Region. Lisa is considered a national expert on code reform and housing policy and presents on the topics regularly at State and National APA, League of California Cities, ULI, and the New Partners for Smart Growth conferences. Lisa recently received the CNU Paul Crawford award for Excellence in Planning and she is adjunct faculty at California Polytechnic State University in San Luis Obispo focusing on courses in real estate finance and housing.

Lisa has been directly responsible for a breadth of large-scale projects that assess land use policy and economic performance, and make recommendations on effective policy frameworks to enable more vibrant and resilient communities. These include 34 code updates, 35 economic projects, 23 master and specific plans, 20 housing elements, and several inclusionary and employee housing studies.

Prior to founding LWC in 2006, Lisa worked for land use planning firm Crawford, Multari & Clark Associates. From 1990 to 1999, Lisa was a Manager at PricewaterhouseCoopers (PwC), one of the "Big Four" international accounting, financial services and management consulting firms. At PwC, Lisa's responsibilities included managing large financial services engagements, building client relationships, mentoring staff, and teaching in-house classes.

Relevant Project Experience:

- Alameda County, CA, Ashland Cherryland Business District Specific Plan and Code
- Austin, TX, Land Development Code Update
- Benicia, CA, Mixed-Use Master Plan and Form Based Code
- Flagstaff, AZ, Zoning Ordinance Update
- Grover Beach, CA, Zoning Code Update and West Grand Ave. Master Plan
- Hayward, CA, Downtown Specific Plan and Development Code
- Livermore, CA, General Plan Land Use Change Economic Analysis
- Malibu, CA, Zoning Code and Local Implementation Plan Update
- Merced, CA, Bellevue Community Plan
- Mesa, AZ, Form-Based Code and Regulating Plan
- Port of San Diego, CA, Economic Revitalization Plan
- Port San Luis Harbor District, CA, Harbor Terrace Campground Pre-Development Services
- Richmond, CA, Livable Corridors Plan and Code
- San Luis Obispo, CA, Economic Development Strategic Plan
- San Luis Obispo, CA, San Luis Ranch Specific Plan and Code
- San Pablo, CA, Priority Development Area Implementation Plan
- Soledad, CA, Vision Program and Downtown Specific Plan and Code



PAST WORK EXPERIENCE

California Polytechnic State University

San Luis Obispo, CA, Adjunct Faculty, 2002 - Present

Crawford, Multari & Clark Associates

San Luis Obispo, CA, Professional Consultant,
2001 - 2006

San Luis Obispo County

San Luis Obispo, CA, Staff Planner, 2000 - 2001

Governor's Office of Planning & Research

Sacramento, CA, Intern, 1999 - 2000

PricewaterhouseCoopers, LLP

New York, NY, Financial Services Manager, 1990 - 1999

NBD Chicago Bank

Chicago, IL, Personal Banking Representative,
1988 - 1989

EDUCATION

California Polytechnic State University

San Luis Obispo, CA, Masters of City & Regional
Planning, 2001

DePaul University

Chicago, IL, M.S. Accountancy, 1990

University of Cincinnati

Cincinnati, OH, B.S. Business Administration in
Marketing & Finance, 1987

CERTIFICATIONS & MEMBERSHIPS

American Planning Association (APA)

2001 - Present

Certified Public Accountant, 1991

Congress for New Urbanism

2003 - Present

Paul Crawford Award for Excellence in Planning, 2017

Form-Based Code Institute

Chair, 2015 - 2018

Treasurer, 2014 - 2015

MARTHA MILLER, AICP

Director

LWC

Martha Miller has over 15 years experience as a land use planner and project manager specializing in development regulations, specific plans, master plans, transit-oriented development strategies, and community engagement. Her experience as a public sector planner, where she managed comprehensive community plan updates, subdivisions plans, and development and entitlement projects brings a unique and valuable perspective to LWC. Martha has also led complex projects with multiple subconsultants on technical ordinances for industrial land use regulations, landscaping, hillsides, parking, sustainability, planned development, and community benefits. Martha's approach is marked by carefully assessing each client's needs and resources, and bringing best practices from form-based, performance-based, and Euclidean applications.

Relevant Project Experience:

- Alameda County, CA, Castro Valley General Plan Implementation
- El Monte, CA, Comprehensive Zoning Ordinance and Citywide Design Guidelines Update
- Fresno, CA, Development Code Update
- Goleta, CA, New Zoning Ordinance and Coastal Implementation Plan
- Hayward, CA, Industrial District Regulations Update
- Hayward, CA, Form-Based Codes Update
- Honolulu, HI, Transit Oriented Development Land Use Ordinance Amendments
- Lake Tahoe, CA, Tahoe Region Local Planning Implementation
- Morro Bay, CA, Comprehensive Zoning Code and Coastal Implementation Plan Update
- Mammoth Lakes, CA, Commercial Districts Development Standards
- Newark, CA, Comprehensive Zoning Ordinance Update
- Placer County, CA, Area Plan and Implementing Ordinance
- Porterville, CA, Development Code Update
- Pomona, CA, Zoning and Subdivision Code Update
- Princeton, San Mateo County, CA, General Plan, Zoning, and Local Coastal Plan Update
- San Carlos, CA, Zoning Ordinance Update
- San Gabriel, CA, "Greening the Code" Zoning Amendments
- Santa Barbara, CA, New Zoning Ordinance
- South San Francisco, CA, Zoning Ordinance Update
- West Hollywood, CA, Norma Triangle Neighborhood Overlay District and Design Guidelines
- West Sacramento, CA, Zoning Modernization Project
- Yuba County, CA, Development Code Update



PAST WORK EXPERIENCE

California Polytechnic State University

San Luis Obispo, CA, Lecturer, 2017 - Present

RRM Design Group

San Luis Obispo, CA, Principal Planner,
2015 - 2017

Dyett & Bhatia Urban and Regional Planners

San Francisco, CA, Principal, 2008 - 2015

San Luis Obispo County

San Luis Obispo, CA, Senior Planner, 2004 - 2008
Planner, 2000 - 2003

Sapphos Environmental

Pasadena, CA, Urban Planner/Environmental
Analyst, 2003 - 2004

EDUCATION

California Polytechnic State University

San Luis Obispo, CA, Master of City & Regional
Planning

Purdue University

West Lafayette, IN, B.S. Industrial Engineering

CERTIFICATIONS & MEMBERSHIPS

American Institute of Certified Planners

2004 - Present

American Planning Association

2002 - Present

California Central Coast San Luis Obispo
Subsection Director (2015 - 2017)

AWARDS

American Planning Association, 2014

Los Angeles Section Award, San Gabriel
"Greening the Code"

SCAG Sustainability Award, 2014

San Gabriel "Greening the Code"

MONICA SZYDLIK, AICP

Senior Associate

Monica brings over ten years experience in planning and design to the firm. Her career in planning involves leading design work on specific plans, transit-oriented development plans, streetscape design, design guidelines, form-based development regulations and zoning code updates. Her work on specific plans has involved management of multi-disciplinary teams, day-to-day communication with client staff, design of community outreach events, and coordination of presentations and deliverables. Monica integrates various graphic tools into her work including 3-D modeling and diagramming and photo simulations. Prior to her planning career, Monica worked in architectural and landscape design.

Monica's focus at LWC is on physical planning and urban design with an emphasis on supporting livable and sustainable neighborhoods and communities. Monica holds a Master of Architecture from the University of Michigan, Ann Arbor, and a Bachelor of Arts in History from the University of California, Berkeley.

Relevant Project Experience:

- Half Moon Bay, CA, Poplar Beach Gateways Plan
- San Ramon, CA, Crow Canyon Specific Plan
- Honolulu, HI, Public Views Study
- San Bruno, CA, Bayhill Specific Plan
- Livermore, CA, Isabel Neighborhood Plan and EIR
- San Jose, CA, Santana Row/Valley Fair and Winchester Boulevard Urban Village Master Plans
- Honolulu, HI, Downtown and Kalihi Neighborhood TOD Plans
- Santa Cruz County, CA, Santa Cruz County Accessory Dwelling Unit Study
- Belmont, CA, Belmont Village Specific Plan
- Burbank, CA, Single-Family Neighborhood Compatibility and Design Project
- San Francisco, CA, Bayshore Station Relocation Project
- Oakland, CA, Oakland-Alameda Freeway Access Plan
- South Lake Tahoe, CA, Tahoe Valley Development and Design Standards
- South San Francisco, CA, El Camino Real/Chestnut Avenue Area Plan
- San Pablo, CA, San Pablo Avenue Specific Plan
- Avondale, AZ, Avondale City Center Specific Area Plan



PAST WORK EXPERIENCE

Dyett & Bhatia Urban and Regional Planners
Oakland, CA, Senior Associate, 2006 - 2018

Kirk Miller Affiliates
San Francisco, CA, Architectural Designer, 2005-2006

EDUCATION

University of Michigan, Ann Arbor
Master of Architecture

University of California, Berkeley
B.A. History

CERTIFICATIONS & MEMBERSHIPS

American Institute of Certified Planners
2017 - Present

AWARDS

APA, California Chapter Award of Excellence, 2018
Belmont Village Specific Plan

APA, Hawaii Chapter Honor Award for Urban Design, 2016
Downtown and Kalihi Neighborhood TOD Plans

APA, California Northern Section Award of Honor for Neighborhood Planning, 2012
El Camino Real/Chestnut Avenue Area Plan

APA, Arizona Chapter Award, Master Plan Category, 2009
Avondale City Center Specific Area Plan

MARY BEAN, AICP—PROJECT DIRECTOR

Education

- Bachelor's Degree, Environmental Studies and Planning, University of California, Santa Barbara, CA, 1988

Mary Bean, AICP, has more than 24 years of experience managing the preparation of CEQA and NEPA documents in both the public and private sectors. She is knowledgeable about a broad range of environmental topics, backed by her experience in the field, research, technical writing, and planning. She specializes in leading interdisciplinary teams in the preparation of technical studies that support environmental clearance at the local, State, and national levels. Her depth of experience allows her to be particularly effective in strategizing with clients about the most efficient approach to environmental review.

RELATED EXPERIENCE AND CLIENT SUMMARY

Napa General Plan Housing Element Update EIR, City of Napa, CA

Ms. Bean directed the preparation of an EIR for the City of Napa's General Plan Housing Element Update for the 2015-2023 planning period. Because the Housing Element did not propose any new housing sites or changes to land use designations, the EIR focused on full build-out of available residential sites and the resulting potential impacts on transportation, air quality, and GHG emissions. The EIR also analyzed the Housing Element's consistency with the required Regional Housing Needs Allocation (RHNA) assigned to the City of Napa. Potential seismic risks at the identified residential sites were also considered due to the 2014 Napa earthquake. Ultimately, the EIR identified a single significant and unavoidable transportation impact due to the uncertainty of the timing for the impacted Caltrans roadway segment. Other issue areas addressed in the EIR included noise, population, and housing. The updated General Plan Housing Element was approved by the City of Napa Planning Commission and subsequently approved by the City Council in March 2015.

Sausalito Comprehensive General Plan Update and EIR, City of Sausalito, CA

Ms. Bean is directing the environmental services for the City of Sausalito General Plan Update, a community-based initiative to refine the existing General Plan and ensure it responds to current and anticipated future conditions. Working collaboratively with M-Group and City staff, FCS has designed a process that seamlessly integrates environmental review with the planning effort in order to streamline the overall schedule and allow for the development of a "self-mitigating" General Plan. FCS' technical and subject-matter experts prepared a series of existing conditions reports on a range of environmental issues to inform development of policies and programs to include in the General Plan and to provide the technical background necessary for the General Plan EIR. Once the preferred alternative for the General Plan Update is identified, FCS will prepare an EIR and Mitigation Monitoring and Reporting Plan. It is anticipated that the following issues will be central to the EIR: cultural and historic resources, water quality, landslides and liquefaction hazards, and shoreline habitat.

Downtown Neighborhoods Community Plan, Fulton Corridor Specific Plan, and Downtown Development Code Program EIR, City of Fresno, CA

Ms. Bean directed the preparation of a Draft Program EIR for the Fresno Downtown Neighborhoods Community Plan (DNCP), Fulton Corridor Specific Plan (FCSP), and Downtown Development Code (DDC) Project in downtown Fresno. Together, the DNCP and FCSP anticipate developing up to 9,990 residential dwelling units, 5,900,000 square feet of office space, 1,950,000 square feet of retail space, and 3,050,000

MARY BEAN, AICP—PROJECT DIRECTOR

square feet of industrial space within the two Plan areas, with an associated population increase of up to 28,860 people, which is within the limits established by the Fresno General Plan. Future development and land use activities that occur pursuant to the DNCP, FCSP, and DDC may require discretionary approvals, such as subdivision parcel maps, use permits, design review, and/or ministerial approvals (e.g., lot line adjustments and demolition, grading, and building permits). The intent of the Program EIR is to provide sufficient coverage for development and land use activities contemplated by the DNCP, FCSP, and DDC such that no additional or low-level environmental review (e.g., a Negative Declaration [ND]) will be necessary.

East Pleasanton Specific Plan EIR, City of Pleasanton, CA

As the Project Director for this project, Ms. Bean directed the preparation of a Draft EIR for the East Pleasanton Specific Plan in the City of Pleasanton. The Specific Plan encompassed approximately 1,100 acres located east of Valley Avenue and Busch Road and north of Stanley Boulevard, and included quarry lakes, public facilities, and undeveloped land. The Specific Plan would guide the development of residential (1,300 dwelling units), commercial, industrial, office, and parks/recreation uses within the area, as well as an extension of El Charro Road to the south to connect with Stanley Boulevard. The Draft EIR was released in April 2015; however, the City elected not to continue processing the project.

Central Southeast Planning Area Specific Plan and Program EIR, City of Fresno, CA

Ms. Bean directed the preparation of a Specific Plan and Program EIR for the Central Southeast Planning Area. The City of Fresno adopted a new General Plan that identifies priority infill areas for new investment and redevelopment. Over the next 4 years, the City will complete seven Specific Plans including the Central Southeast Area Specific Plan (CSASP). The CSASP area is within the Roosevelt Community Plan Area, which was last updated in 1992, and developed with primarily industrial and suburban land uses along several high capacity transportation corridors including Highway 180 East and Highway 41 South.

Eagle Ranch Specific Plan EIR, City of Atascadero, CA

Ms. Bean assisted in the preparation of an EIR for a Specific Plan that will guide the phased development of residential, commercial, resort, recreational, and open space uses on approximately 3,457 acres in the City of Atascadero. The buildout potential of the Specific Plan is 494 single-family dwelling units, 93 multifamily dwelling units, a 15-acre highway commercial area, a 1.8-acre Village Center, and a 42.4-acre resort/due ranch. The remaining 2,733 acres (or 79 percent) of the Specific Plan area would be protected as open space. The proposed project required several land use approvals, including a GPA, the adoption of a Specific Plan, and annexation of a portion of the project site into the City of Atascadero. Issues of concern include biological resources, cultural resources, wildland fires, public services, and water supply.

Trails at Santiago Specific Plan EIR, City of Orange, CA

Ms. Bean directed the preparation of an EIR, which proposes to transform a rock and concrete materials recycling and backfilling operation into a single-family detached residential neighborhood with an environmentally enhanced, ecologically friendly open space environment. The project proposes to develop up to 129 dwellings on approximately 40 acres of a 109-acre project site. The majority of the project site (63 percent) is intended for the enhancement and preservation of the natural greenway/open space and the Santiago Creek environs (40 acres), re-establish open grasslands in areas that have been denuded by previous commercial operations (21 acres) and open space/managed vegetation (8 acres). Recreational trails will provide public access and will connect to the regional trails network.

KELSEY BENNETT, MPA, LEED-AP—SENIOR PROJECT MANAGER

Education

- Master of Public Administration, Environmental Science and Policy, Columbia University, School of International and Public Affairs (SIPA) and The Earth Institute
- Bachelor of Science, Biology, Minors in Environmental Studies and Psychology, UC San Diego

Certification and Accreditation

- Certificate in California Water Management and Ecosystem Restoration, UC Berkeley Extension
- Leadership in Energy and Environmental Design Accredited Professional (LEED-AP)

Kelsey Bennett, MPA, LEED-AP, is an experienced Senior Environmental Project Manager with more than 17 years of experience in assisting jurisdictions and companies in complex environmental compliance undertakings. Ms. Bennett specializes in preparing environmental documents that adhere to CEQA and NEPA requirements. She is also familiar with California AB 32, the Clean Air Act, the CWA, the Coastal Zone Management Act (CZMA), the ESA, the National Historic Preservation Act (NHPA), planning/zoning laws, adopted and proposed climate change legislation, and other federal, state, and local environmental mandates. With her in-depth knowledge and expertise in environmental compliance, Ms. Bennett has authored sustainability, environmental, and renewable energy policy briefs and recommendations. She offers strong planning and analytical skills with experience in a broad range of multifaceted projects, including proposed infrastructure, residential, mixed-use, commercial, civic, transportation, campus (academic and health care), GHG reduction, sustainability planning, and general/specific plan projects.

RELATED EXPERIENCE AND CLIENT SUMMARY

City of Livermore, General Plan Update and Supplemental EIR for Climate Change

As the Deputy Project Manager, Ms. Bennett provided a General Plan update focused on policies establishing a path for reduction in GHG emissions to 1990 levels by 2020 and adaptation to climate change effects. The Climate Change Element was built on existing City General Plan policies/ordinances related to land use, transportation/trip reduction, water conservation, energy efficiency/green building, and waste reduction/recycling. The Supplemental EIR disclosed the current GHG inventory, estimates of GHG emissions under business-as-usual buildout scenario, and estimates of 1990 emissions. The SEIR also identified climate change effects on the City related to potential changes in water supply, growing conditions for vineyard agriculture in and near the City, and storm intensity and flood levels.

City and County of San Francisco, Build Inc. and San Francisco Recreation and Parks Department, India Basin Waterfront Mixed-Use EIR

Ms. Bennett managed the EIR for development of one of the remaining San Francisco waterfront parcels. Build Inc. and the San Francisco Recreation and Parks Department, as co-project sponsors, proposed to redevelop their adjacent parcels along the India Basin shoreline of the San Francisco Bay. The project encompassed 38 acres of privately and publicly owned parcels, including streets, and included residential, retail, commercial, office, research and development, lab/clinic, institutional, flex, and recreational uses.

City of Livermore, Climate Action Plan

Ms. Bennett managed the preparation of a Climate Action Plan (CAP) for the City of Livermore, as required by its new General Plan Climate Change Element, and set a GHG emissions reduction goal of 15 percent below 2008 levels. The CAP provided actions related to transportation, building energy use, water

KELSEY BENNETT, MPA, LEED-AP—SENIOR PROJECT MANAGER

consumption, wastewater treatment, and waste generation that the City can implement to meet the City's goal and the State-mandated, 2020 GHG emissions reduction goal.

US Department of Veterans Affairs, San Francisco Veterans Affairs Medical Center Campus Long Range Development Plan and EIS

Ms. Bennett managed the LRDP that included development or retrofitting of patient care, research, and administrative buildings and parking to serve Bay Area veterans through 2030. She managed the LRDP EIS with alternatives that included buildout of the existing campus at Fort Miley and combination of on-site development and off-site space in the Mission Bay area. She led NHPA Section 106 cultural consultation with SHPO and CZMA Section 307 coastal consultation with the California Coastal Commission. Other major EIS issues included effects on air quality, noise, and traffic during a multiyear development process.

California Air Pollution Control Officers Association, Model Policies for GHG in General Plans: A Resource for Local Government to Incorporate General Plan Policies to Reduce GHG Emissions

As the Project Manager, Ms. Bennett prepared the General Plan Policies for GHG Emissions document, which provided recommendations for incorporating GHG reduction policies into general plans. It was anticipated that the subsequent publications and analyses that resulted from this document would greatly influence how climate change is addressed in general plans for jurisdictions throughout California.

City of Goleta, General Plan Update EIR

Ms. Bennett authored the Program EIR analyzing the City of Goleta General Plan Update, which established policies and actions intended to enable the City to realize its future vision for the community. The Plan also addressed the distribution of land uses, provided protection for environmental resources, identified needed transportation and other public facilities, addressed housing needs, guided City decision making/planning, and established rules for future development.

City and County of San Francisco, Sutter Health, California Pacific Medical Center Campuses Long Range Development Plan EIR

As Deputy Project Manager and GHG Compliance Checklist author, Ms. Bennett developed a project- and program-level EIR for a long-term plan in San Francisco that included the construction of a new Van Ness Hospital Campus and reconstruction/reconfiguration of facilities at St. Luke, Pacific, and Davies Campuses. Planned changes were driven by the need to meet California State Bill 1953 requirements, including seismic standards for California medical facilities. Key EIR issues were noise, transportation, GHG emissions, neighborhood social/economic effects, health care service delivery effects, and land use/aesthetics.

City of Santa Monica, General Plan Land Use/Transportation Elements/Zoning Update EIR

Ms. Bennett authored the EIR for the General Plan Land Use/Transportation Elements/Zoning Update, which is a 20-year plan reflecting a 6-year community process. The rewrite of the Zoning Ordinance implements the Update and provides a clear Zoning Ordinance. The zoning update allows land use policies to be translated directly into standards that implement the goals and objectives of the Land Use Element.

Monterey County, General Plan Update Supplemental EIR

Ms. Bennett prepared the Monterey County General Plan Update Supplemental EIR, which examined potential General Plan policies to support GHG reductions associated with land use, water conservation, energy efficiency/green building, and waste reduction/recycling. The Supplemental EIR also analyzed climate change effects on the County as they relate to sea level rise, changes in water supply, changes in agricultural conditions, changes in storm intensity and flood levels, and other impact subjects.

JASON PAUKOVITS, MPP, MEM—AIR QUALITY/GREENHOUSE GAS SPECIALIST

Education

- Master's Degree, Public Policy, Duke University, NC, 2001
- Master's Degree, Environmental Management, Duke University, NC, 2001
- Bachelor of Science, Environmental Resource Management, Pennsylvania State University, PA, 1996
- Bachelor of Arts, Psychology, Pennsylvania State University, PA, 1996

Jason Paukovits, MPP, MEM, is an Air Quality, GHG, and Global Climate Change Planning Specialist with more than 20 years of experience working on a diverse range of construction, residential, commercial, industrial, and transportation projects in California. He specializes in CEQA and NEPA documentation and in offering long-range planning and mitigation strategies associated with air quality, climate change, and energy impacts. He has a broad background in environmental analysis, project management, contract administration, regional planning, and project-specific review. Through his work as both a consultant and government employee, Mr. Paukovits has significant experience with agency coordination and local, state, and federal environmental and planning regulations. For example, he managed air quality planning and policy development for the eight San Joaquin Valley metropolitan planning organizations and led the development of the 2007 Regional Transportation Plan for Fresno County, including the management of the EIR, staff activities, and coordination with state and federal agencies. Mr. Paukovits was also responsible for contract administration; compliance with local, state, and federal mandates; conformity analyses; and management of the Congestion Mitigation and Air Quality grant program. In addition, he coordinated the development of GHG policies for the Fresno Council of Governments with the California Attorney General's office and local jurisdictions.

RELATED EXPERIENCE AND CLIENT SUMMARY

Vanguard University Campus Master Plan IS/MND, City of Costa Mesa, CA

FCS prepared an IS/MND for the Vanguard University Campus Master Plan. The proposed Master Plan includes 12 separate projects that involve the removal and/or reconstruction of buildings on campus. In addition to preparing the IS/MND, FCS also peer reviewed the applicant-provided technical studies (Existing Tree Inventory and Water Quality Management Plan) for technical adequacy and legal sufficiency for purposes of CEQA and prepared the following project-specific technical studies: Air Quality Impact Analysis, GHG Emissions, Noise Impact Analysis, Biological Resources Assessment, CRA, Phase I Environmental Site Assessment, and Traffic Study. FCS incorporated the findings, conclusions, and recommendations from all project-related technical studies into the IS/MND; prepared responses to comments on the environmental document; and attended public hearings. Mr. Paukovits provided air quality/GHG services.

Santa Nella Community Specific Plan EIR Addendum Technical Studies Project, Merced County, CA

FCS prepared an Initial Study in support of an Addendum to Santa Nella Community Specific Plan Recirculated Program EIR. Santa Nella is an unincorporated community located in Western Merced County, nine miles northwest of Los Banos. Consistent with the 2000 Specific Plan Update and EIR, the applicants AKT and RCI are now proposing to develop certain lands within the Community Specific Plan (and have already obtained tentative subdivision maps from Merced County to do so). Known as the Parkway Project, collectively, it would involve the construction of 1,598 single-family residential lots, seven acres of commercial uses, 10 acres of school uses, and 43 acres of parks and open space. The Parkway Project would require the expansion of an existing wastewater treatment plant as well as the construction of water and wastewater infrastructure improvements to serve the Parkway Project. To that end, the Santa Nella

JASON PAUKOVITS, MPP, MEM—AIR QUALITY/GREENHOUSE GAS SPECIALIST

County Water District has decided to move forward to update its Infrastructure Master Plans (for both water and sewer) (collectively, Master Plans). Mr. Paukovits prepared the Air Quality technical study.

Rio Santiago/Trails at Santiago Specific Plan EIR and Technical Studies Project, City of Orange, CA

FCS is currently preparing an EIR and Air Quality, GHG Emissions, and Noise Technical Studies for the Trails of Santiago Creek Specific Plan, which proposes to redevelop a rock and concrete materials recycling and backfilling operation with approximately 129 single-family detached residences on 40.2 acres and an environmentally enhanced open space environment encompassing 69 acres. The open space area would be comprised of natural hillsides, reestablished grasslands with native plant communities, a restored Santiago Creek riparian corridor, and a managed vegetation/fuel modification zone. The open space area would provide habitat and a movement corridor for regional wildlife species, and a variety of public recreational trails will traverse the site, providing shared use of hiking, biking, and horseback riding on decomposed granite trail surfaces. These trails would connect to the existing trail system, area roadways, and the planned residential neighborhood. The project would also construct new access roadways and make improvements to Santiago Canyon Road and Cannon Street. Mr. Paukovits prepared the Air Quality technical study.

10 SVN, LLC, 10 South Van Ness Mixed-Use Project, San Francisco County, CA

Mr. Paukovits developed Air Quality and Global Climate Analyses for the project to construct a 984-unit residential tower. Mr. Paukovits developed the GHG technical report and submitted an application to receive certification from the Governor that the project meets AB 900 requirements.

Broadway District Specific Plan Program-Level EIR, City of American Canyon, CA

FCS is preparing a program-level CEQA document for the Broadway District Specific Plan (BDSP), which consists of 345 acres along a three-mile Highway 29 corridor through the center of the City of American Canyon. Overall, the Specific Plan is intended to direct land use market demand into specialized land use districts to create a walkable urban mixed-use neighborhood that provides housing in close proximity to multimodal transit, stores, restaurants, employment, neighborhood recreation, and tourist-serving uses. In order to provide the most efficient and cost-effective approach, FCS is making extensive use of existing technical analyses and CEQA documentation and incorporating relevant setting and impact analyses. FCS is also proposing strategies to streamline this environmental review through tiering, SB 375 streamlining, and best practices for implementing subsequent projects consistent with the BDSP. Mr. Paukovits is providing air quality/GHG emissions analysis for the project.

Civic Center and Downtown West End Gateway Project Supplemental EIR, City of Napa, CA

FCS is preparing a Supplemental EIR for the Civic Center and Downtown West End Gateway Project. The City of Napa has a public-private partnership with Plenary Properties (applicant) to redevelop four City-owned properties in downtown Napa. The applicant proposes to develop a new 275-key hotel, 115 dwelling units, 40,000 square feet of retail space, and up to 500 parking spaces on the "Superblock." Existing uses on the Superblock site would be demolished and the applicant would develop a new 130,000-square-foot Civic Center, a replacement Fire Station No. 1, and a 320-space extension of the Clay Street Parking Garage. The project would involve redevelopment, land use, and zoning changes not anticipated in the DTSP or analyzed in the associated EIR. As such, the proposed project represents a substantial change to the DTSP. Mr. Paukovits is preparing the air quality/GHG emissions analysis.

BRIAN MAYERLE—BIOLOGICAL RESOURCES SPECIALIST

Education

- Bachelor of Science, Ecology and Systematic Biology, California Polytechnic State University, San Luis Obispo, CA, 1992

Training, Permits, and Certifications

- Wetland Delineation Certification Course, Wetland Training Institute, 1996

Brian Mayerle is an experienced Ecologist and Environmental Consultant with more than 28 years of professional experience in natural resources assessment and regulatory analysis for projects located throughout the Western United States. He is a well-versed regulatory project manager and an expert in the provisions of Sections 10, 401, and 404 of the federal CWA, the California Fish and Game Codes, CEQA, NEPA, the federal Migratory Bird Treaty Act, and the State of California and Federal ESAs. He is also extensively experienced with a broad range of local ordinances, policies, and guidelines protecting natural resources in California and with survey protocols established by state and federal regulatory agencies. He has conducted extensive fieldwork throughout Northern and Southern California and has led teams of field biologists on complex field projects with diverse geography and resources.

PROFESSIONAL EXPERIENCE AND CLIENT SUMMARY

Solano 360 Specific Plans/Solano 360 Fairgrounds Development Project EIR, City of Vallejo and County of Solano, CA

FCS was selected to work with the land planning consultant and multidisciplinary project team to prepare a Specific Plan based on the results of a visioning process and the various environmental and infrastructure studies that were prepared to guide the Plan. Specifically, FCS identified potential environmental constraints as the Specific Plan was being prepared and to ultimately prepare an EIR for the Specific Plan. FCS identified and communicated potential environmental issues to the land planning consultant so that the Specific Plan could be developed in a manner that avoided environmental impacts to the maximum extent practicable and achieved a high degree of self-mitigation. Because certain areas of the project, including the Fair of the Future area, entertainment/retail area, mixed-use area, creek restoration area, transit facilities, streets and parking, and all required infrastructure, were planned and analyzed with a high degree of specificity, while the remainder of the plan was analyzed at a program level, FCS prepared a combined Project/Program EIR to mirror the two levels of specificity in the Specific Plan. The Solano County Board of Supervisors unanimously certified the Final EIR for the Solano 360 Fairgrounds Development Project and adopted the Solano 360 Specific Plan on February 26, 2013. As the senior biologist, Mr. Mayerle led the biological resources services.

Santa Nella Community Specific Plan EIR, Merced County, CA

FCS prepared an Initial Study in support of an Addendum to Santa Nella Community Specific Plan Recirculated Program EIR. Santa Nella is an unincorporated community located in Western Merced County, nine miles northwest of Los Banos. Consistent with the 2000 Specific Plan Update and EIR, the applicants AKT and RCI are now proposing to develop certain lands within the Community Specific Plan (and have already obtained tentative subdivision maps from Merced County to do so). Known as the Parkway Project, collectively, it would involve the construction of 1,598 single-family residential lots, seven acres of commercial uses, 10 acres of school uses, and 43 acres of parks and open space. The Parkway Project would require the expansion of an existing wastewater treatment plant as well as the construction of water

BRIAN MAYERLE—BIOLOGICAL RESOURCES SPECIALIST

and wastewater infrastructure improvements to serve the Parkway Project. To that end, the Santa Nella County Water District has decided to move forward to update its Infrastructure Master Plans (for both water and sewer) (collectively, Master Plans). Mr. Mayerle is preparing the Biological Resources technical reports to support the Initial Study. As part of this process, Mr. Mayerle has completed field assessments for San Joaquin kit fox (SJKF) (*Vulpes macrotis mutica*) and burrowing owl.

Tesoro Viejo Specific Plan, Madera County, CA

Mr. Mayerle was the Senior Program Manager for the preparation of a Section 404 application package for the entire specific plan design that will be implemented in several phases. Mr. Mayerle led the project team in conducting a peer review of the biological assessment and jurisdictional delineation of waters on the approximate 1,600-acre plan area.

Oasis Road Specific Plan EIR, City of Redding, CA

Mr. Mayerle managed the preparation of an independent report for the Oasis Road Specific Plan area for use in identifying wetland and other biologic constraints in the Specific Plan area. The document was prepared in support of the Draft EIR. Biologists reviewed available materials regarding site conditions, biological resources, and wetlands in the Specific Plan Area, including resources such as US Geological Survey topographic maps, Natural Resources Conservation Service soils maps, and information from the California Natural Diversity Database. Mr. Mayerle also conducted field assessments to identify dominant plant communities, characterize wildlife habitats, locate sensitive areas, and evaluate the potential for the property to support special-status species, including rare plants, burrowing owl, and Swainson's hawk. He also conducted a formal Wetland Delineation for the Specific Plan Area not previously delineated.

Eagle Ranch Specific Plan EIR, City of Atascadero, CA

Mr. Mayerle assisted in preparing technical studies and the Biological Resources section of the EIR for a Specific Plan that will guide the phased development of residential, commercial, resort, recreational, and open space uses on approximately 3,457 acres in the City of Atascadero. The buildout potential of the Specific Plan is 494 single-family dwelling units, 93 multifamily dwelling units, a 15-acre highway commercial area, a 1.8-acre Village Center, and a 42.4-acre resort/due ranch. The remaining 2,733 acres (or 79 percent) of the Specific Plan area would be protected as open space. The proposed project required several land use approvals, including a GPA, the adoption of a Specific Plan, and annexation of a portion of the project site into the City of Atascadero. Issues of concern include biological resources, cultural resources, wildland fires, public services, and water supply.

Downtown Hemet Specific Plan and GPAs IS/MND and Technical Studies, City of Hemet, CA

Mr. Mayerle prepared the Biological Resources Technical Memorandum for the IS/MND for the proposed Downtown Hemet Specific Plan and its related General Plan Land Use and Circulation Amendments, which propose to replace the existing conventional zoning for the 360-acre Plan Area with new specific plan land use designations. The CEQA review tiers off of the Final EIR that was certified for the 2030 City of Hemet General Plan in 2012. FCS is preparing the following technical memoranda to support the IS/MND: Air Quality, GHG, Climate Change, and Noise Impact Analyses, a Cultural Resources Technical Memorandum, and a Biological Resources Technical Memorandum. FCS is also directing the preparation of a TIA for the project/plan.

DANA DEPIETRO, PHD, RPA—CULTURAL RESOURCES SPECIALIST

Education

- Doctor of Philosophy, Near Eastern Art and Archaeology, University of California, Berkeley, CA, 2012
- Master of Arts, Near Eastern Art and Archaeology, University of California, Berkeley, CA, 2005
- Bachelor of Arts, Archaeology and History (double major), University of California, San Diego, CA, 2002

Fellowships and Awards

- Albright Institute Educational and Cultural Affairs Fellowship, 2015
- Katherine Davis Foundation Projects for Peace Prize, 2012
- International House Gateway Fellowship, 2011–2012
- The George Franklin Dales Foundation Fellowship for Archaeological Research, 2011
- University of California, Berkeley Department of Near Eastern Studies Block Grant Award, 2006–2011

Dana DePietro, PhD, RPA, is a Registered Professional Archaeologist (License No. 13517) who meets the Secretary of the Interior's Standards for historic preservation programs in archaeology. Dr. DePietro has more than 16 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, materials conservation, history of art and architecture, and community engagement. He has experience in compliance with NEPA, CEQA, the NHPA, and the Archaeological Resources Protection Act. Dr. DePietro has completed cultural resource projects that have involved agency, client, Native American, and subcontractor coordination; treatment plans and research design development; archival research; field reconnaissance; site testing; data recovery excavation; construction monitoring; site recordation; site protection/preservation; mapping/cartography; spatial analysis/GIS; laboratory analysis; materials conservation; artifact curation and exhibition; and report production. He has completed projects in California within the jurisdiction of the BLM and other federal agencies requiring compliance with Section 106 of the NHPA. He has also completed projects throughout California under CEQA for state and local governments and municipalities, including the Caltrans, and has worked with clients to ensure deliverables meet and exceed the standards set by the SHPO.

RELATED EXPERIENCE AND CLIENT SUMMARY

- San Mateo Central Park Master Plan Update IS/MND, City of San Mateo, CA
- Mount Madonna County Park Master Plan Environmental Constraints Analysis and IS/MND, Santa Clara County, CA
- Downtown Napa General Plan and Zoning Ordinance, City of Napa, CA
- Northwest Patterson Master Plan MSR, EIR, and Technical Studies, City of Patterson, CA
- Merced Gateway Master Plan Project EIR, City of Merced, CA
- Atherton Baptist Homes Master Plan/Phase II, City of Alhambra, Los Angeles County, CA
- Vanguard University Campus Master Plan IS/MND, City of Costa Mesa, CA
- Solano 360 Specific Plan/Solano 360 Fairgrounds Development Project EIR, City of Vallejo, Solano County, CA
- Planning Services for the Broadway District Specific Plan Program-Level EIR, City of American Canyon, CA
- Santa Nella Community Specific Plan EIR Addendum Technical Studies Project, Merced County, CA

DANA DEPIETRO, PHD, RPA—CULTURAL RESOURCES SPECIALIST

- DNCP, FCSP, and DDC Program EIR, City of Fresno, CA
- Central Southeast Planning Area Specific Plan and Program EIR, City of Fresno, CA
- Alameda Federal Center Reuse NEPA Documentation, City of Alameda, CA
- Blanchard Road Industrial Project EIR, City of San Jose, CA
- North Entry Area Plan EIR, City of Healdsburg, CA
- Clover Spring Open Space Preserve Project CEQA Services, City of Cloverdale, CA
- Fay Major Subdivision Project on Southside Road CEQA Services, San Benito County, CA
- Froom Ranch/El Villaggio Specific Plan Cultural Resources Services, City of San Luis Obispo, CA
- CEQA Compliance (IS/MND) and Technical Studies for the Downtown Hemet Specific Plan and GPAs, City of Hemet, CA
- 1509 El Camino Real Condominiums Project IS/MND, City of Burlingame, CA
- 619–625 California Drive IS/MND Project, City of Burlingame, CA
- Newpark Mall Project Initial Study Checklist/Addendum, City of Newark, CA
- Boscell Road Osgood Project Due Diligence Level IA Entitlements, City of Fremont, CA
- Kaiser Dublin Medical Center EIR, City of Dublin, CA
- Meadowlark Project Due Diligence in Pleasanton, City of Pleasanton, CA
- Spotorno Residential Subdivision Project EIR, City of Pleasanton, CA
- Irby Ranch Project CEQA Addendum, City of Pleasanton, CA
- Parcel APN 68-241-30 Due Diligence Site Review at 260 Bartlett Way, Santa Cruz, CA
- 693 Arastradero Palo Alto School Project Archaeological, Paleontological, and Biological Services for CBRE 2018, City of Palo Alto, CA
- 2268 El Camino Real, Mountain View—II CEQA Compliance Checklist Project, City of Mountain View, Santa Clara County, CA
- Haven Berryessa Block 7 & 8 San Jose Flea Market Cultural Resources Services, City of San Jose, CA
- 6th Street Residential Project IS/MND, City of San Jose, CA
- Tassajara Parks EIR, Contra Costa County, CA
- Mayhew Way Project CEQA Analysis, City of Walnut Creek, Contra Costa County, CA
- Trellis Residential Project EIR, City of Walnut Creek, CA
- Chang Property Subdivision Planning Services and IS/MND, City of San Ramon, CA
- City of San Ramon Retail Analysis, City of San Ramon, CA
- Oak Park/Monticello Site Program Area EIR, City of Pleasant Hill, CA
- New Science Building CEQA Documentation, City of Fairfield, CA
- Solano Community College New Science Building and Gas Line Phase II Testing and Archaeological Monitoring Services, City of Fairfield, CA
- Solano Community College Campus Library/Learning Resource Center Building Replacement Project IS/MND, City of Fairfield, CA
- Montalcino Property Due Diligence Services, Napa County, CA
- Civic Center and Downtown West End Gateway Project Supplemental EIR, City of Napa, CA
- Ritz Carlton Napa Valley Resort Hotel (Site CA-NAP-928) Phase III Data Recovery, City of Napa, CA
- Glen Berry Apartments Landscape Renovation Projects, Cities of Petaluma, Hayward, and Livermore, CA
- Elnoka Continuing Care Retirement Community Project EIR, City of Santa Rosa, CA
- Round Barn Village Project IS/MND, City of Santa Rosa, CA
- 3192 Juniper Medical Cannabis Facility Project IS/MND and Technical Studies for Shannon Masonry Construction, Inc., City of Santa Rosa, CA
- Cotati Reverb Hotel and Amphitheater Project IS/MND and Technical Studies, City of Cotati, CA
- Veterans Village IS/MND and Technical Studies Project, Town of Windsor, CA

PHILIP AULT, MS, LEED-AP—NOISE SPECIALIST

Education

- Master of Science, Advanced Environmental and Energy Studies for Architecture, University of East London at Center for Alternative Technology, Wales, UK, 2007
- Bachelor of Science, Mathematics, Bob Jones University, Greenville, SC, 1991

Training and Certifications

- USGBC, LEED-AP, without specialty
- TRAFFIX Training, Dowling Associates, Inc., Oakland, CA
- FHWA Traffic Noise Model (TNM) 2.5 and Traffic Noise Fundamentals Training Course, Bowlby & Associates, Inc., Franklin, TN
- Principles of Ecological Design, Case Studies in Ecological Design, San Francisco Institute of Architecture San Francisco, CA

Philip Ault, MS, LEED-AP, has more than 13 years of experience in noise and air quality environmental impact analysis. He is proficient with the use of the FHWA Highway Traffic Noise Prediction Model (FHWA RD-77-108), SOUND32 noise model, FHWA TNM 2.5, and SoundPLAN 7.4 (a 3-D noise mapping computer modeling program). He conducts field noise measurements with the Larson Davis LxT, 720, 820, and 824 models and the Extech 407780 model sound level meters in compliance with FHWA, FTA, and HUD standards. Mr. Ault prepares stand-alone noise and air quality studies, as well as studies in compliance with CEQA and NEPA requirements. He has prepared CEQA analyses for programmatic documents, including general plans, general plan updates, and specific plans, and he provides peer review and expert testimony noise services. Mr. Ault has conducted extensive research in environmental and energy topics, including energy-efficient project design, sizing of wind and solar photovoltaic hybrid generator systems, and project GHG emission impacts related to global climate change. He has also conducted extensive research into LEED for Neighborhood Developments, a tool developed by the USGBC as a standard for sustainable community design and development, and how such tools can blend with CEQA requirements.

RELATED EXPERIENCE AND CLIENT SUMMARY

Mountain View 2030 General Plan Update and EIR, City of Mountain View, CA

Mr. Ault prepared the Noise Element for the Mountain View 2030 General Plan Update. He performed the background ambient noise monitoring documentation and worked closely with City staff to develop the noise policies for the Noise Element. He then prepared the Noise Impact Analysis supporting the EIR, including performing citywide traffic noise contour modeling to analyze potential impacts anticipated under buildout conditions.

City of Vacaville General Plan Update and EIR, City of Vacaville, CA

Mr. Ault peer reviewed the Noise Element for the Vacaville General Plan Update. He also prepared the Noise Impact Analysis supporting the EIR, including performing citywide traffic noise contour modeling to analyze potential impacts anticipated under buildout conditions.

Downtown Napa General Plan and Zoning Ordinance, City of Napa, CA

FCS is preparing an Initial Study to evaluate the City of Napa's plan to consolidate City Hall functions into a single building. The DTSP envisions downtown Napa as the primary place where civic buildings are concentrated and as a location where people come together to enjoy public art and culture, open spaces,

PHILIP AULT, MS, LEED-AP—NOISE SPECIALIST

and public facilities. The DTSP seeks to advance that vision by promoting mixed-use development with supporting retail, service, office, and residential opportunities bordering the downtown core. Consistent with that vision, the City is proposing to change the land use and zoning designation for the City Hall superblock and a portion of the adjacent Napa Valley Register property. Mr. Ault is the Air Quality and Noise Specialist for the project.

Yolo County 2030 Countywide General Plan EIR, Yolo County, CA

Mr. Ault prepared the Noise Impact Analysis supporting the Yolo County 2030 Countywide General Plan EIR, including performing countywide traffic noise contour modeling to analyze potential impacts anticipated under buildout conditions. As part of the analysis, Mr. Ault also performed the background ambient noise monitoring documentation. The analysis assessed the potential noise impacts associated with the growth anticipated under the proposed 2030 General Plan.

Northwest Patterson Master Plan MSR, EIR, and Technical Studies, City of Patterson, CA

FCS is preparing technical studies and an EIR for the proposed project, which consists of two geographical areas: the Northwest Patterson Master Plan area and the South area. Both areas are located in unincorporated Stanislaus County. The property owners are proposing to adjust the Sphere of Influence to encompass the Master Plan area and South area and annex these areas into the Patterson city limits. The Master Plan would guide the development of residential, commercial, and industrial uses, as well as supporting infrastructure and public facilities. The studies include an Air Quality and GHG Emissions Analysis, Biological Resources Assessment, CRA, Noise Impact Analysis, TIA, Flood Hazard Map Revision, Hydrologic Analysis, and Municipal Services Review. Mr. Ault is the Air Quality and Noise Specialist for the project.

Merced Gateway Master Plan Project EIR, City of Merced, CA

FCS prepared an EIR for the Merced Gateway Master Plan Project in the City of Merced. The proposed project would construct a 178-unit, high-density multifamily residential complex (21 units per acre) and up to 601,127 square feet of commercial uses (including retail, restaurant, fuel station, movie theater, and hotel uses) on a 77.5-acre project site that is currently undeveloped. Approximately 1.53 acres of the site would be reserved for a future Merced Fire Station at the intersection of South Coffee Street/East Gerard Avenue. The project applicant is proposing GPAs and Zone Changes that would reconfigure the boundary between the residential and commercial portions of the project site. Overall, the GPAs and Zone Changes would increase the amount of commercial acreage by 12 acres (67.5 acres total) and reduce the amount of residential acreage by approximately 12 acres (8 acres total). The Draft EIR was circulated in summer 2016. The Final EIR was approved in 2017. Mr. Ault was the Air Quality and Noise Specialist for the project.

BDSP Program EIR, City of American Canyon, CA

FCS is preparing a program-level EIR for the BDSP, ensuring integration and consistency between the Plan and the CEQA evaluation. In order to provide the most efficient and cost-effective approach, FCS is making extensive use of existing technical analysis, CEQA documentation, incorporate relevant setting, and impact analysis by reference. FCS is also incorporating strategies to streamline this environmental review through tiering, SB 375 streamlining, and best practices for implementing subsequent projects consistent with the BDSP. The BDSP project area consists of 345 acres along a three-mile Highway 29 corridor through the City of American Canyon. Overall, the Specific Plan is intended to direct land use market demand into specialized land use districts to create a walkable urban mixed-use neighborhood that provides housing in close proximity to multimodal transit, stores, restaurants, employment, neighborhood recreation, and tourist-serving uses. Mr. Ault is the Air Quality and Noise Specialist for the project.



Education

Master of City Planning
University of California, Berkeley

Bachelor of Arts in Psychology
Pitzer College

Professional Experience

Principal
Bay Area Economics
1987-1998

Associate Planner
Sedway Cooke Associates
1983-1987

Selected Publications

Transit and Regional Economic Development,
Federal Transit Administration, 2011

TOD and Employment,
Federal Transit Administration, 2011

Contact

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Dena Belzer is the founder and President of Strategic Economics. Ms. Belzer has over 30 years of experience working on urban economic issues ranging in scale from regional growth management strategies to individual development projects. Ms. Belzer's specialization include transit-oriented development, economic development, infrastructure funding and financing, and project implementation. Ms. Belzer was a founding member of the Center for Transit Oriented Development and is a nationally recognized thought leader in the urban economics field. She has served as an advisor and/or key speaker at activities sponsored by the Urban Land Institute, the American Planning Association, the U. S. Environmental Protection Agency, The U.S. Department of Housing and Urban Development, and the Mayors' Institute for City Design. Ms. Belzer has recently been appointed as the Cornish Chair for Regional Planning for the Department of City and Regional Planning at University of California, Berkeley.

Selected Projects

Memphis 3.0 Comprehensive Plan Update, Memphis TN; 2017-Ongoing

Strategic Economics has prepared an extensive technical report documenting trends in neighborhood change, real estate investment, business and employment growth, and the spatial distribution of various incentives to inform the Comprehensive Plan. In addition, the firm worked with City staff to develop the Equitable Opportunity element of the Plan, which established long range equitable economic development objectives as well as shorter term implementation strategies involving the City's many economic development partners. Ms. Belzer has led Strategic Economics' work on the technical report and played an advisory role on the equitable economic development element.

Envision San Jose General Plan Update, San Jose, CA; 2015

Strategic Economics prepared an analysis of San Jose's employment and industrial lands to inform potential revisions to the City's General Plan. The work considered future trends in land use for various employment uses and measured the demand for space relative to the supply of vacant lands in the City. This analysis also informed policy options for converting industrial land to other uses including housing. Ms. Belzer served as the Advising Principal for this assignment.

West Oakland Equitable Economic Development Plan, Oakland, CA; 2012-2013

Ms. Belzer led a study of how to address equitable business and workforce development in West Oakland. The final Equitable Economic Development Plan aimed to empower existing residents and businesses to participate in and benefit from the new development and economic activity planned for West Oakland and included strategies to promote community-based economic development, better connect employees to job training opportunities, and leverage future real estate development for community benefit.

West Hollywood General Plan, West Hollywood, CA; 2010

Strategic Economics prepared multiple economic and market analyses to support this comprehensive General Plan update, including maintaining healthy commercial districts and ensuring long-term fiscal diversity and sustainability. Ms. Belzer was Principal-in-Charge for the economic analysis work.

High Road Infrastructure Financing, a National Study; 2014-Ongoing

Ms. Belzer was part of a national team of experts studying ways to fund and finance infrastructure to ensure that these investments will deliver more than just core function: like energy delivery, but will also provide a range of social, environmental, and resiliency benefits. This work was led by the Natural Resources Defense Council and funded by the Ford Foundation.



Education

Master of Planning
University of Southern California

Bachelor of Science, Management
Case Western Reserve University

Professional Experience

Associate I & II (2008-2014)
Strategic Economics, Berkeley, CA

Project Area Intern (2007-2008),
Community Redevelopment
Agency of the City of Los Angeles

Economic Development Intern (2007)
JWA Urban Consultants

Memberships and Distinctions

SPUR San Francisco

American Institute of Certified
Planners Award for Outstanding
Achievement in the Study of Planning,
Sol Price School of Public Policy, USC

Comprehensive Examination Prize
for Economic Development,
Sol Price School of Public Policy, USC

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Derek Braun specializes in managing analyses of market opportunities and demand, employment and industry trends, development feasibility, and the economic and fiscal impacts of development and transit investments. With over nine years of experience at Strategic Economics, Mr. Braun has performed analyses and provided strategic guidance to clients in a wide variety of market contexts across the United States.

Selected Projects

Downtown Oakland Specific Plan, Oakland, CA; Ongoing

Mr. Braun is managing analyses and policy contributions for this new specific plan in a dense and rapidly-changing area. His work included market analysis, examination of Downtown's role as an economic engine for the City, assessments of affordable housing conditions and needs, and analysis of the fiscal contributions generated by existing land uses and potential types of new development. Mr. Braun is developing economic development housing strategies focused on equitably serving the needs of all Oakland residents.

Burlingame General Plan Update, Burlingame, CA; 2015-2016

Mr. Braun managed Strategic Economics' analysis of Burlingame's economic opportunities and market conditions, including examination of the City's role within the regional economy and the unique strengths of the retail, commercial office, and industrial districts.

East Palo Alto General Plan Update, East Palo Alto, CA; 2013-2015

Mr. Braun was project manager and lead analyst for this update to East Palo Alto's General Plan. His work assessed citywide market and employment conditions, workforce compatibility with employment opportunities, and growth potential. Mr. Braun also led a fiscal impact analysis of planned growth, analyzed potential community benefits associated with development, and authored the plan's Economic Development Element.

Alameda Economic Development Strategic Plan, Alameda, CA; 2018

Mr. Braun was project manager for work that included an in-depth market and economic analysis of employment composition and trends to determine Alameda's key industry sectors and competitive positioning within the East Bay region. Mr. Braun subsequently worked closely with a citizen task force to develop the draft Economic Development Strategic Plan's strategies and implementation actions.

San Leandro General Plan Update, San Leandro, CA; 2014

Mr. Braun managed Strategic Economics' analysis of San Leandro's economic opportunities and market conditions. Based on analysis of San Leandro's role within the regional economy and unique strengths of the City's commercial and industrial districts, Mr. Braun provided strategic input on changes to San Leandro's land use and investment priorities.



Bob Grandy, PE

Principal

about

Bob Grandy, a Principal with Fehr & Peers, is a registered traffic engineer with 35 years of service in both the public and private sector. He has overseen countywide and citywide transportation plans, campus plans, hundreds of NEPA or CEQA traffic impact assessments, bikeway plans, downtown transportation and parking studies, transit planning & implementation efforts, and safety studies. He prepared General Plan Circulation Elements for Sacramento, Davis, and Colusa County. Bob recently assisted the City of Novato with SB 743 compliance issues in their ongoing General Plan Update. Bob is leading the transportation element for the Davis Core Area Plan, the first phase of a planning effort that will culminate in a General Plan Update.

Based in the firm's San Francisco office, Bob is currently overseeing several projects in Napa County including the Broadway Specific Plan EIR in American Canyon and the Yountville Winery EIR.

professional affiliations

- American Public Transportation Association (APTA)
- Women's Transportation Seminar (WTS)
- Institute of Transportation Engineers (ITE) – Fellow

education

BS, Civil Engineering, UC Berkeley, 1981

registrations

Traffic Engineer, State of California (#TR 1422, 1986)

honors and awards

Author of the Mobility Element of the City of Sacramento General Plan, recipient of the 2009 APA Award of Excellence – Comprehensive Award for a Large Jurisdiction

Author of the Jepson Parkway Corridor Concept Plan, recipient of the 2000 TRANNY Award for Transportation Management (California Transportation Foundation)

project experience

General Plan and Area Circulation Plans

Responsibilities have included policy development, alternatives assessment, technical analysis, and environmental impact assessments.

- City of Sacramento General Plan
- City of Davis General Plan
- Colusa County General Plan
- City of Novato General Plan - VMT/SB 743 policy
- City of Sacramento Central City (Grid 3.0) Transportation Plan
- Washington District TOD Plan, West Sacramento
- Solano County Comprehensive Transportation Plan
- UC Davis Long Range Development Plan (LRDP)
- UC Davis Medical Center LRDP
- Railyards Specific Plan, Sacramento
- City of Woodland Streets Master Plan
- City of Colusa Streets Master Plan
- Village One Specific Plan, Modesto
- Vallejo Downtown Specific Plan, City Advisor
- Colusa County RTP



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Ronald T. Milam, *AICP, PTP*

Principal

about

Ronald T. Milam, AICP, PTP is the director of evolving the status quo at Fehr & Peers and leads the company's research and development. General Plans are a particular specialty of Ron's because he recognizes they establish a community's vision and lay the foundation for assessing subsequent development projects. He developed a 'New Transportation Planning Paradigm' to govern general plan development that was published in the APA Practicing Planner. This new paradigm has been essential in translating community values into goals, policies, and evaluation criteria while also recognizing financial constraints and establishing CEQA streamlining for those projects that are consistent with the general plan. Ron has an extensive background in travel demand model development and applications, transportation impact fee programs, traffic operations analysis, micro-simulation modeling, and transportation impact studies involving NEPA and CEQA. He is currently focused on the use of big data in transportation planning and new performance measures such as VMT.

education

Bachelor of Science (Highest Honors), Environmental Policy Analysis and Planning (Emphasis on Land Use and Transportation Planning), University of California at Davis, 1990

registrations

American Institute of Certified Planners (011595)
Transportation Professional Certification Board Inc.,
Professional Transportation Planner (52)

professional affiliations

- Transportation Research Board (TRB)
- Institute of Transportation Engineers (ITE)

- American Planning Association (APA)

expertise

- Expert Witness Testimony
- Expert Panels
- Travel Demand Modeling
- Land Use and Transportation Planning Studies
- Project Development Studies
- Environmental Impact Analysis
- Rail Studies
- Multi-modal Station Siting and Design Studies
- Bikeway Planning and Design

recent planning awards

- APA Sacramento Valley Section 2012 Innovation in Green Community Planning for the City of Sacramento Climate Action Plan (Fehr & Peers – subconsultant)
- APA Sacramento Valley Section 2012 Focused Issue Planning Award for the Sacramento River Crossing Alternatives Study (Fehr & Peers – prime consultant)

project experience

General Plan, Land Use and Transportation Planning Studies

Responsibilities have included policy development, technical analysis, impact assessments, nexus studies, and the development and execution of travel demand models.

- City of Roseville General Plan and EIR
- City of Woodland General Plan and EIR
- City of Rocklin General Plan and EIR
- City of Sacramento General Plan/Climate Action Plan and EIR



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Ronald T. Milam, AICP, PTP

Principal

- Yolo County General Plan and EIR
- El Dorado County General Plan and EIR
- City of Pasadena General Plan Update and New Performance Metrics, 2015
- City of Carlsbad General Plan Update
- Green Line LRT Extension from Downtown to Sacramento Airport EIR
- Westside Mobility Plan, City of Los Angeles
- Westside Mobility Plan Coastal Transportation Corridor Specific Plan and West Los Angeles Transportation Improvement and Mitigation Specific Plan
- City of Fresno Transportation Impact Fee Program
- El Dorado County Traffic Impact Fee Program
- City of Woodland Impact Fee Program
- UC Davis LRDP

SB 743 Implementation

Responsibilities included VMT analysis and recommended practice development.

- WRCOG SB 743 Implementation Pathway
- EDCTC SB 743 Implementation
- NCTC SB 743 Implementation
- FHWA *Handbook for Estimating Transportation Greenhouse Gases for Integration into the Planning Process*
- Assessment of Vehicle Miles Traveled (VMT) Metric for Use in Senate Bill 743 Implementation, OPR, 2014
- Caltrans Transportation Analysis Guide/Transportation Impact Study Guide (TAG/TISG), 2015
- City of Pasadena General Plan Update and New Performance Metrics, 2015
- City of Palo Alto SB 743 Implementation, 2016
- City of Novato SB 743 Implementation, 2016
- City of San Francisco SB 743 Implementation, 2016
- City of Woodland General Plan/Climate Action Plan and EIR, 2016
- City of Sacramento General Plan and EIR, 2014
- City of Los Angeles SB 743 Implementation, 2016
- Nishi Gateway EIR, Davis, CA, 2016
- UC Davis LRDP, 2016
- Stanford University General Use Permit, 2016

Professional Instructor

Instructor for training course involving transportation, planning, travel demand forecasting, GIS, traffic simulation, and land use/transportation interactions.

- UC Berkeley Tech Transfer – VMT Metrics Application & Analysis for SB 743 Compliance
- UC Davis Extension – The Intersection Between Transportation and Land Use
- UC Davis Extension – Updating Transportation Analysis in CEQA: How to Effectively Implement SB 743
- APA Advanced Transportation Planning Workshop - Choices and Tradeoffs, APA National Conference 2012
- UC Berkeley Tech Transfer - Managing Transportation and Land Use Interactions

Expert Panels

Participated in expert panels related to travel demand forecasting, traffic simulation, and smart growth planning.

- SB 743 Implementation Convenings with Caltrans, OPR, MTC, SACOG, SCAG, and SANDAG (2016)
- UC Berkeley Tech Transfer - Managing Transportation and Land Use Interactions
- White House Area Transportation Study, FHWA - Member of Transportation Working Group (2006-2007)
- Assessment of Local Models and Tools for Analyzing Smart Growth - Caltrans - Member of Technical Advisory Committee (2007)
- California RTP Guidelines Update for Compliance with SB 375 - California Transportation Commission - Member of Regional Transportation Plan Guidelines subcommittee and Modeling subcommittee (2009-2010)
- Performance Measures for Sustainable Streets, NACTO Designing Cities Conference (2012)
- Innovative Urban Mobility Services Meeting – National Academy of Sciences/TRB (2014)



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Daniel Jacobson

Senior Transportation Planner

About

Daniel Jacobson is a senior transportation planner focusing on strategic planning for transit, station access, land use, and complete streets projects. He excels at helping clients resolve challenges at all stages of project development. Daniel brings a passionate, problem-solving approach to transportation projects in order to achieve meaningful, implementable outcomes.

Education

Bachelor of Arts, with Honors, Urban Studies
Stanford University

Expertise

- Transit Planning
- Complete Streets Planning/Design
- Station Area Planning
- Campus Master Planning

Project Experience

Mobility 2020 East of 101 Plan, (South San Francisco, CA, 2018-present)

As project manager, Daniel led a strategic plan for transportation improvements in the East of 101 Area in South San Francisco. The plan analyzed the potential transportation effects of projected land use changes in the East of 101 employment district. Through a stakeholder engagement process with local employers and partner agencies, the plan identified a set of infrastructure and service improvements to enhance person throughput and

address underlying transportation deficiencies in vehicle, transit, bike, and pedestrian systems.

Caltrain Business Plan (San Francisco Peninsula, CA, 2018-present)

As technical team lead, Daniel managed a multidisciplinary team develop a 25 year business strategy to grow Caltrain service. The project analyzed Caltrain's market potential, rail operations, infrastructure needs, and interface with the communities it serves. In particular, Daniel focused on quantifying expected demand for expanded Caltrain service, synthesizing corridor opportunities and constraints into service plans, and communicating results to project partners and agency leadership.

Active South City Bicycle and Pedestrian Master Plan (South San Francisco, CA, 2017-2018)

Daniel supported the development of the Active South City Bicycle and Pedestrian Master Plan. Daniel supported an analysis of existing bicycle and pedestrian demand within the City, including a review of available count data, LimeBike ridership, and mode of access to transit. Daniel contributed to the initial network development strategy and the interface between the citywide plan and individual projects.

Stanford Transportation Strategy (Stanford, CA, 2016)

As task lead, Daniel supported the development of a strategic transportation vision for Stanford University. The study sought to identify and analyze the effectiveness of potential TDM, parking, active transportation, transit, and vehicle improvements to enable the University's next stage of growth. The study considered short-, medium-, and long-term transportation programs and projects. The project included extensive coordination with internal stakeholders and benchmarking with peer institutions and TDM programs.



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Taylor McAdam

Transportation Planner

about

Taylor believes that it is important to view each planning project in the context of the larger land use and transportation ecosystem. Her role as a planner allows her to take a high-level approach that considers regional context, as well as a detailed approach that considers the unique aspects of each project.

She is a member of Fehr & Peers' Equity & Community Engagement Initiative, and is eager to find better ways to involve the community in every stage of the transportation planning and implementation process.

education

M.A. in City and Regional Planning, University of North Carolina, Chapel Hill, 2017
B.A. in Urban Studies, Stanford University, 2013

publications

Private Transit: Existing Services and Emerging Directions.
TCRP Report 196, Transportation Research Board (2017).

project experience

Hub Plan EIR (San Francisco, CA)

Taylor is lead project planner preparing the transportation section for the Hub Plan EIR – a comprehensive plan addressing land use and street network changes in the Mid-market and Civic Center neighborhoods of San Francisco. Her efforts include data collection and management, travel demand analysis, and impact analysis for all modes.

PUC Project Due Diligence (South San Francisco, CA)

Taylor serves as project manager for the due diligence work being completed for the KASA/AGI Avant team currently developing a site proposal for the PUC site in South San Francisco. The due diligence work includes trip generation estimates, site access review, participation at community outreach meetings, and development of a transportation demand management plan.

Grand Boulevard Initiative (Redwood City and Palo Alto, CA)

Taylor led the existing conditions analysis and development of outreach plans and materials for a multi-city effort to improve multi-modal access and safety along El Camino Real. The study involved multiple rounds of outreach in the communities – including pop-up events, citizen advisory stakeholder meetings, and a protected bikeway demo – and will conclude with conceptual designs for roadway treatments.

Caltrain Business Plan (San Francisco Bay Area, CA)

Taylor serves as task lead for the Caltrain Business Plan city and county outreach meetings. In close coordination with Caltrain staff, Taylor prepares the technical materials, logistics, and documentation of all meetings with jurisdiction staff and elected officials.

Alcatraz Ferry Circulation Study (San Francisco, CA)

Fehr & Peers was retained by the Golden Gate National Parks Conservancy to prepare a Circulation Memorandum for the establishment of a permanent location for the Alcatraz Ferry Embarkation Facility in San Francisco. Taylor spearheaded data collection and authored the circulation report, accounting for traffic, pedestrian, and bicycle conditions, as well as curbside loading activity.

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Sai Sirandas, PE

Senior Engineer

about

Sai Sirandas is a Senior Transportation Engineer in Fehr & Peers' San Francisco office. Prior to joining Fehr & Peers in 2016, Sai worked with DKS Associates in Portland, OR as a Transportation Engineer. Sai has led and worked on high-profile transportation engineering and planning projects in multi-modal traffic operations analysis, travel demand forecasting, traffic and transit microsimulation modeling, multi-modal system plans, and transportation safety analysis. He has a high degree of proficiency and project experience in transportation engineering tools including Vissim, Visum, Vistro, Synchro and SimTraffic, ArcGIS, and VBA based spreadsheet operations.

education

M.S. in Civil Engineering, The Pennsylvania State University, University Park, PA, 2012
B.Tech. in Civil Engineering, Indian Institute of Technology, Kharagpur, India, 2010

registrations

Licensed in Civil Engineering – State of Washington, No 53244
Licensed in Civil Engineering – State of Oregon, No 87327

expertise

- Traffic Engineering
- Travel Demand Modeling and Forecasting
- Traffic and Transit Microsimulation
- Multi-resolution Modeling
- Traffic Operations and Capacity Analysis
- Small Community Forecast Tool Development

project experience

US-101/I-280 Managed Lane Study (San Francisco, CA)

Sai is leading the technical analysis that includes coordinating with SFCTA in reviewing the updated SF-CHAMP travel-model runs for the background and managed lanes scenarios, reviewing and updating the traffic capacity and delay analysis worksheets, and developing methodology and traffic analysis worksheets for the High Occupancy Toll (HOT) lane scenarios. Sai is coordinating extensively with the team to update the assumptions and approach to the analysis and to identify key performance metrics that highlight potential large-scale effects of the proposed managed lanes.

East of 101 Plan (South San Francisco, CA)

Sai is leading the traffic modeling efforts for the East of 101 Plan. The analysis includes reviewing, updating and applying the City of South San Francisco's Traffic Model to evaluate traffic congestion implications associated with a range of varying Transportation Demand Management (TDM) programs and other transportation infrastructure projects.

Transportation Authority of Marin (TAM) Travel Demand Model Update

Sai is a technical analyst on the Fehr & Peers team currently working to develop an updated and simplified version of TAM's Travel Model Two with refined land use, transportation networks, and tour-based trip generation components. Model development will focus on simplifying the process for adding traffic analysis zone detail, modifying land use inputs, and quantifying inter-regional travel. Sai's work includes reviewing and updating the highway network and transit inputs for the purposes of model calibration.



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